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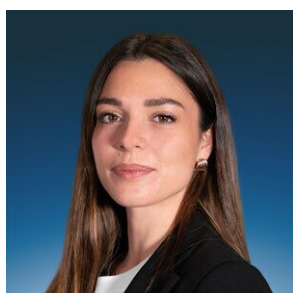
ECUBLENS VD



For sale: Single family house

CHF 2'750'000.00

N° VI0198



MALORIE BOTTALI

de Rham SA

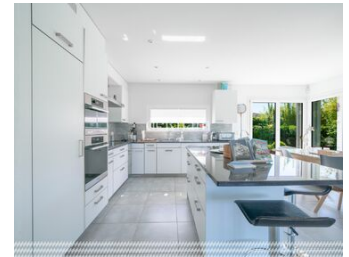
Avenue Mon-Repos 14

1005 Lausanne

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DESCRIPTION

Discover this superb 6.5-room detached villa totaling 292 m² of living space, ideal for a family seeking comfort and serenity. Nestled in a quiet residential neighborhood, this property will seduce you with its many assets.

Enjoy a large outdoor space with a large garden, perfect for outdoor activities, children's games and family relaxation.

Don't miss this opportunity to acquire a house full of charm and comfort.

BASEMENT

- Cellar (approx. 13 sq. m.)
- Laundry room and utility room
- Storage space (23 sq. m.) with cabinets and a restroom
- Storage space (25 sq. m.)

GROUND FLOOR

- Spacious entryway with built-in closets
- Open-concept kitchen, dining room, and living room totaling over 53 m²
- Sunroom with access to the garden
- Study of approximately 13 m²
- Guest restroom

1ST FLOOR

- 1st bedroom, 15 sq. m.
- 2nd bedroom, 11.5 sq. m.

CHARACTERISTICS

Reference : VI0198

Number of rooms : 6.5

Number of bedrooms : 5

Living area : ~ 169 m²

Surface of parcel : ~ 813 m²

Useful surface : ~ 292 m²

Garden surface : ~ 597 m²

Heating system : Gas, Solar

Availability : To be discussed

- 3rd bedroom with an attached shower room of approximately 23 m², with access to the balcony
- 4th bedroom (13 m²) with access to the balcony
- Bathroom / WC

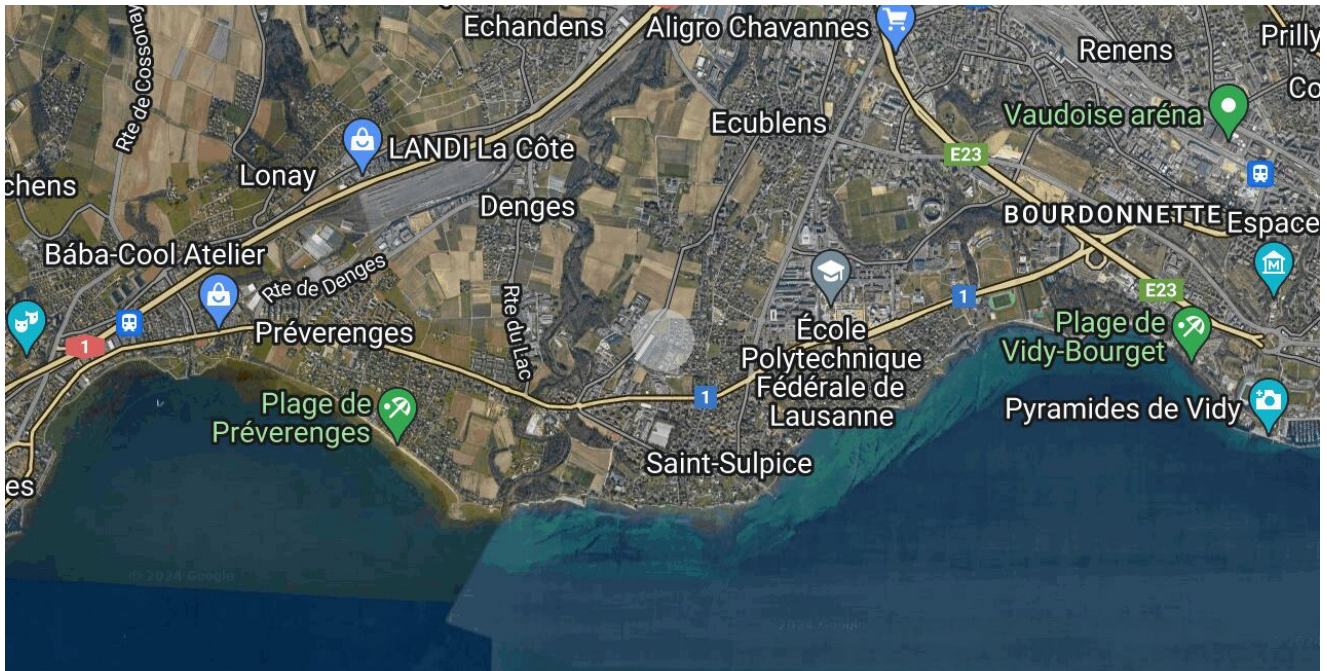
ANNEXES

A 36-square-meter garage and several outdoor parking spaces complete the property

CLAUSE DE NON-RESPONSABILITÉ

Ce document ne constitue pas un engagement contractuel. Les informations mentionnées sont données sous réserve de modifications, d'erreurs ou d'omissions. Reproduction interdite.

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LOCATION

- 1024 Ecublens - Chemin de Montaney 50
- Just a stone's throw from the lake, the southern neighborhoods of Ecublens benefit from the influence of EPFL, its many startups, and the Learning Center with its avant-garde architecture. With excellent access via the M1 line, they welcome students, families, and innovators of all kinds. Maybe you?
- Shops: Grocery store, bakery, banks, and post office just a 5-minute drive away.
- Public transportation: "Ecublens VD" bus stops are a 3-minute walk away for line 33 (St-Sulpice VD, Venoge Nord – Prilly, Mont-Goulin).
- School: <https://www.ecoles-ecublens.ch>
- Tax rate: 62.5
- Property tax: 1.20
- Municipality website: <https://www.ecublens.ch>

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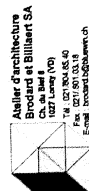
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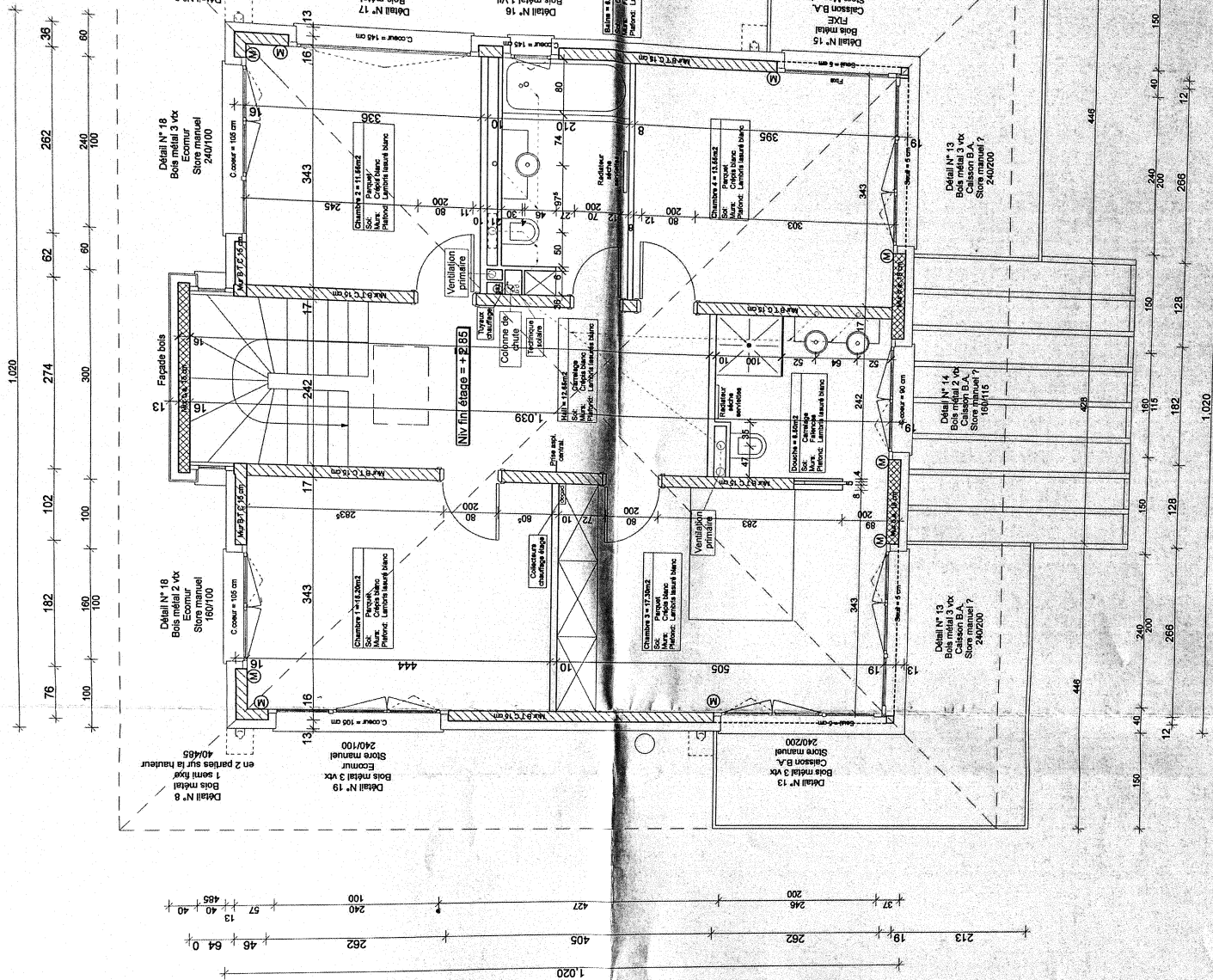


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 Atelier d'architecture Brocard et Billiet SA 1027 Lancy (VD) Tél. 021 764 45 40 Fax 021 764 45 41 E-mail: info@brocardetbilliet.ch	Construction d'une villa avec garage à Ecublens Mme Bogdanova et M. Vanderheynt		281-VERD10 PLAN N°
	Etage		Ech. 1/50
Responsable Dossier : B.B et B.B	Dessinateur: J.Y Charles	Date: 30.10.2007	
Mise à jour des choix: sols, murs et plafonds			
Plan modifié le :			
Plan modifié le :			
Plan modifié le :			
Plan modifié le :			
Chaque entrepreneur a la responsabilité de vérifier toutes les cotes. Les éventuels désaccords doivent être signalés de suite à l'architecte			

± 0.00 = fini rez = altitude 399.45

+2.85 = fini étage = altitude 402.30





Atelier d'architecture

Brodard et Billant SA

1027 Léman (VD)

Tel. 021 704 55 60

E-mail: brodard@bilant.ch

Construction d'une villa avec garage à Ecublens

Mme Bogdanova et M. Vanderheynt

281-VERD10

Plan N°

Rez de chaussée

Responsable Dossier : B.B et B.B

Dessinateur: L.Y Charles

Date: 30.10.2007

Ech: 1/50

Plan modifié le : 06.12.2007

Plan modifié le : 05.02.2008

Plan modifié le : 26.05.2008

Plan modifié le :

Plan modifié le :

Fenêtre cuisine alignée comme les autres à l'intérieur

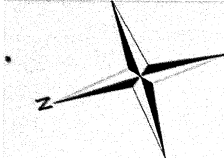
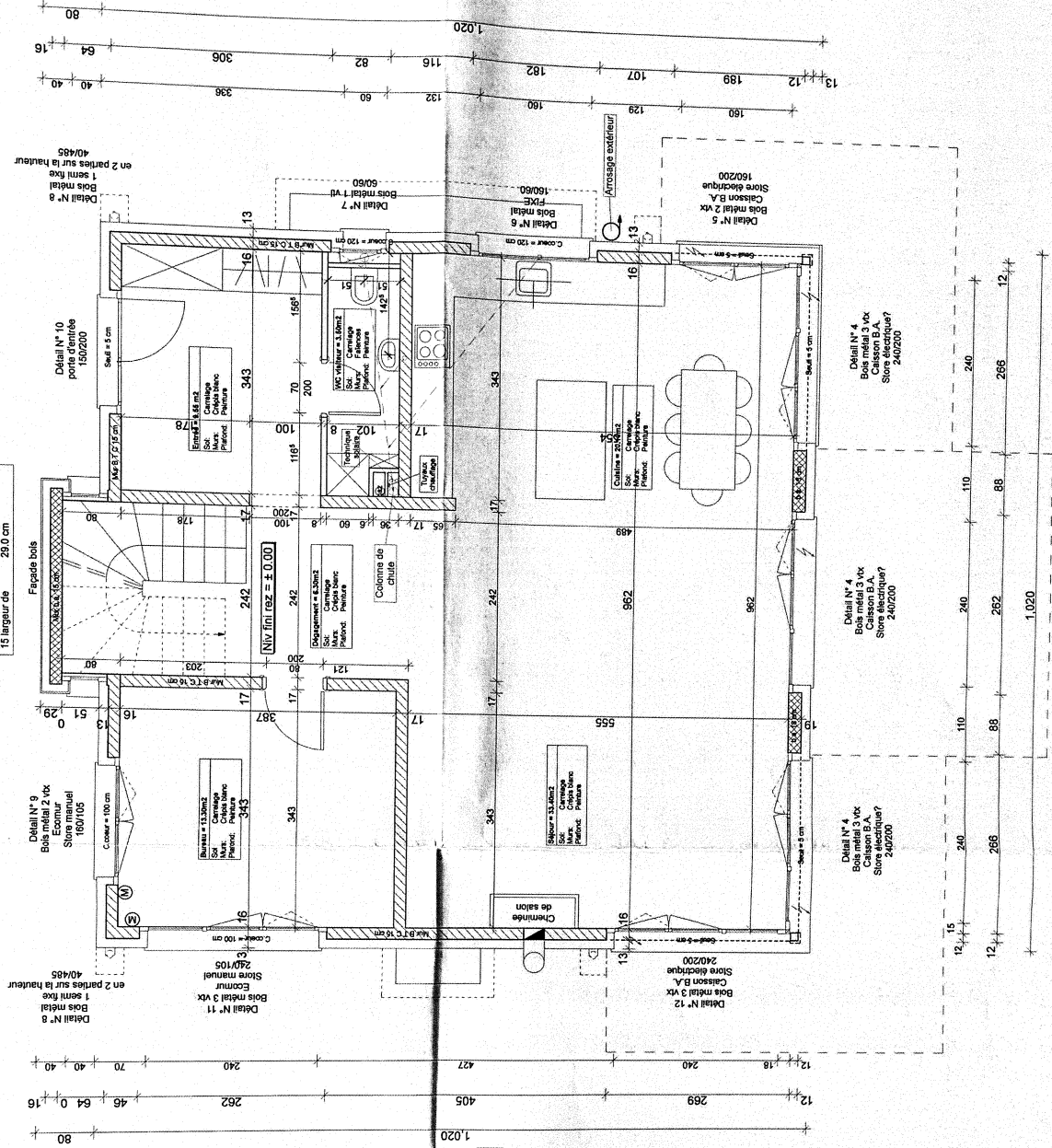
Mise à jour des choix: sols, murs et plafonds

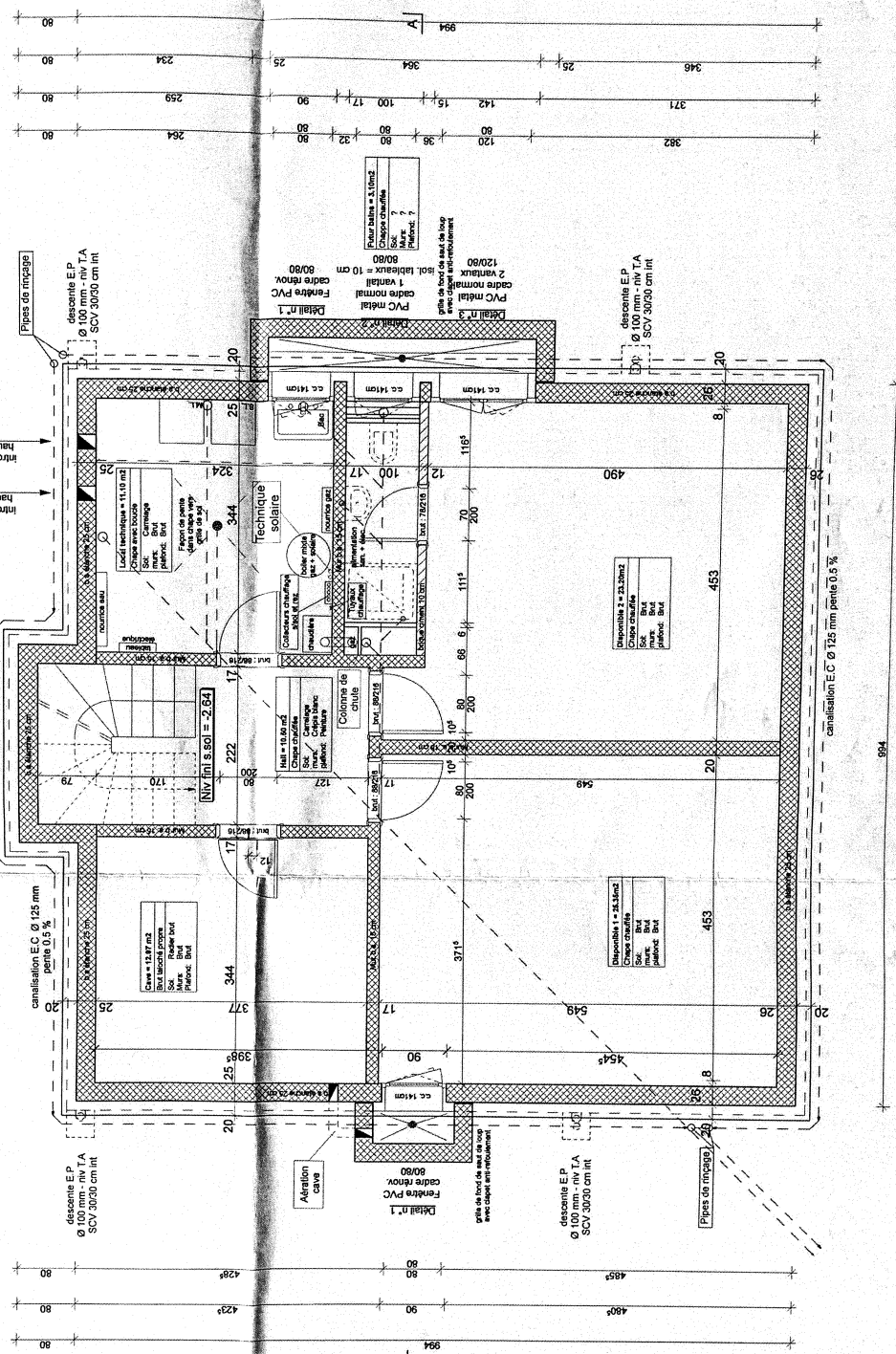
Position des arrosages extérieurs

Chaque entrepreneur a la responsabilité de vérifier toutes les cotes Les éventuels désaccords doivent être signalés de suite à l'architecte

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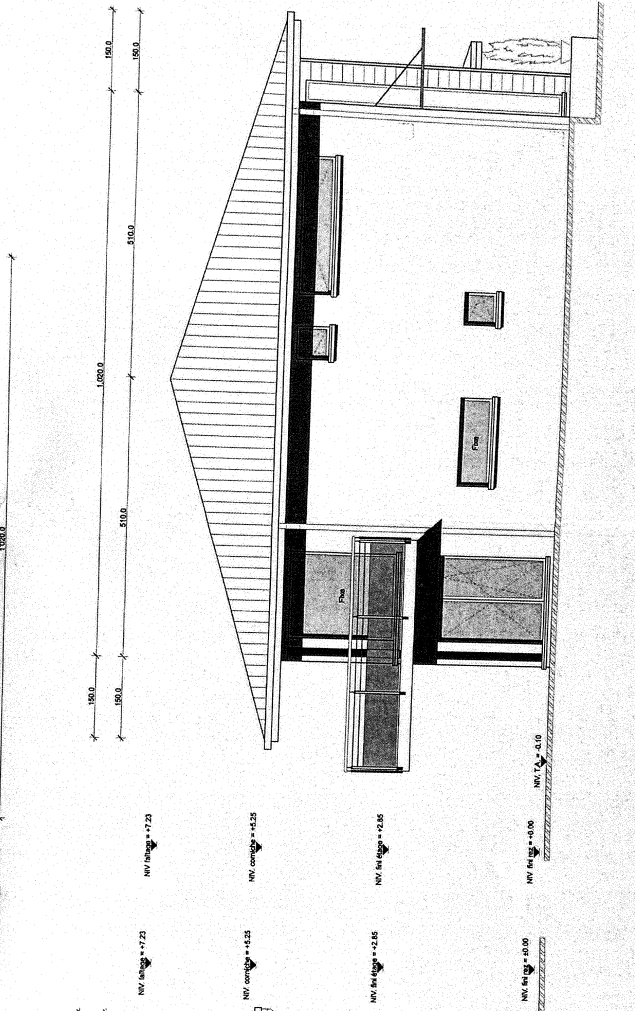
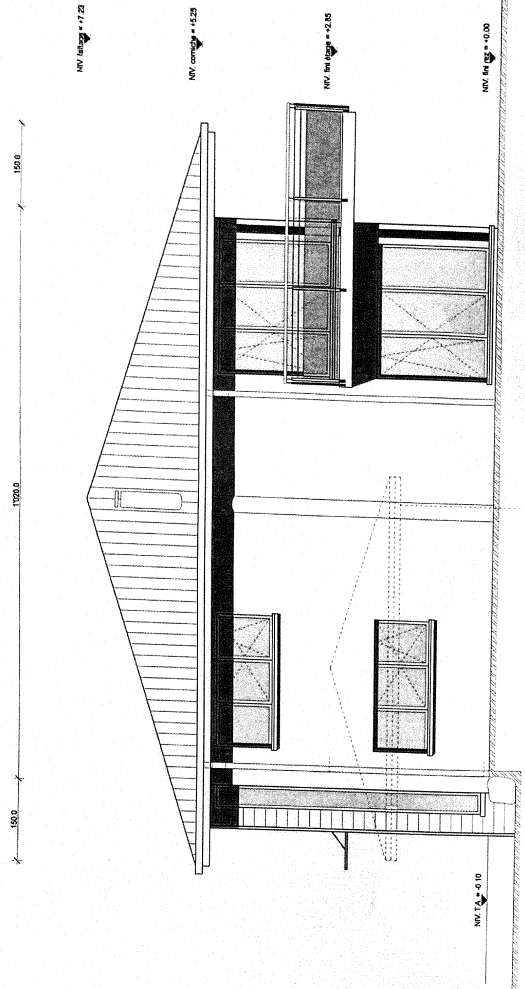
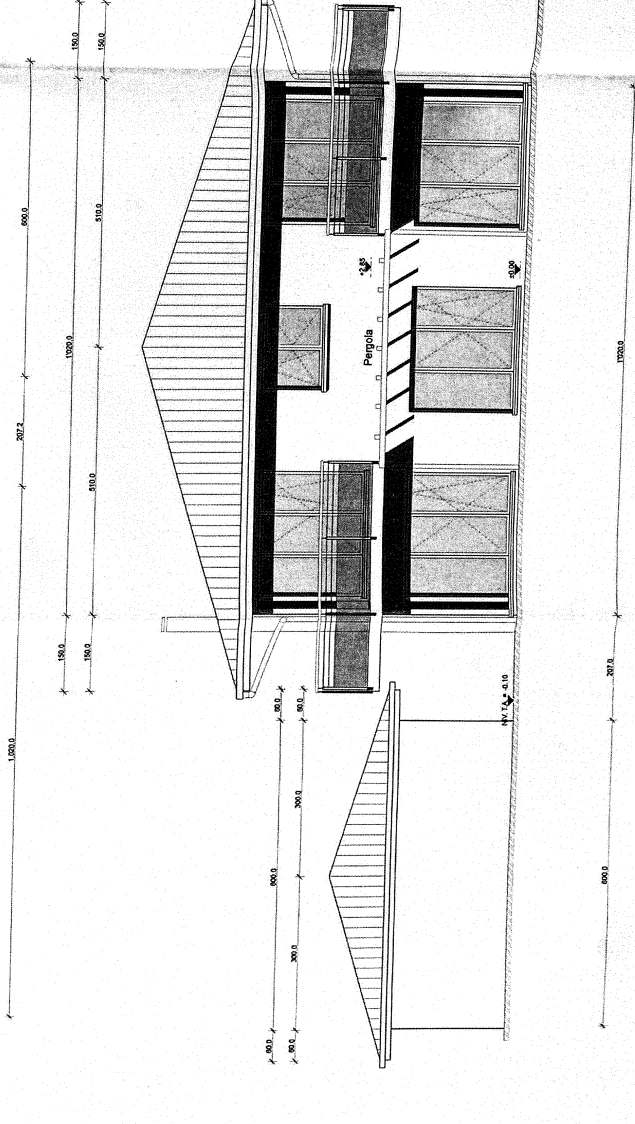
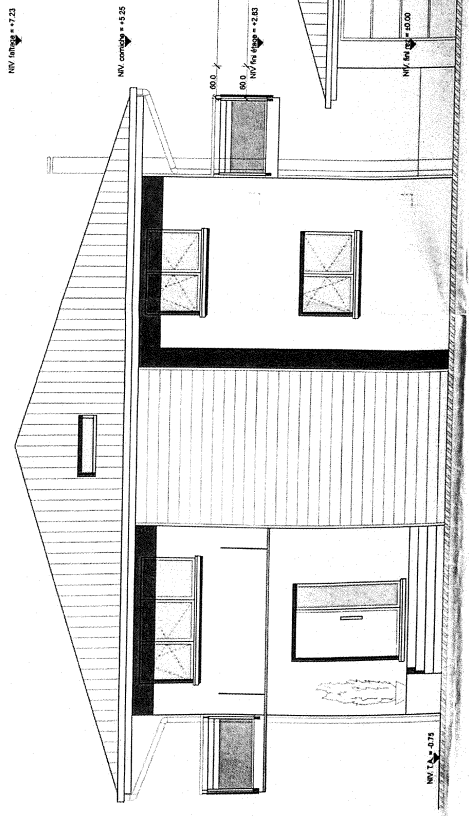
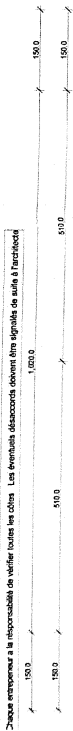
niv. dalle brute: -0.12 = altitude 399.33





± 0.00 = fini rez = altitude 399.45

niv. sur radier brut: -2.76 = altitude 396.69



± 0.00 = fini rez = altitude 399.45

